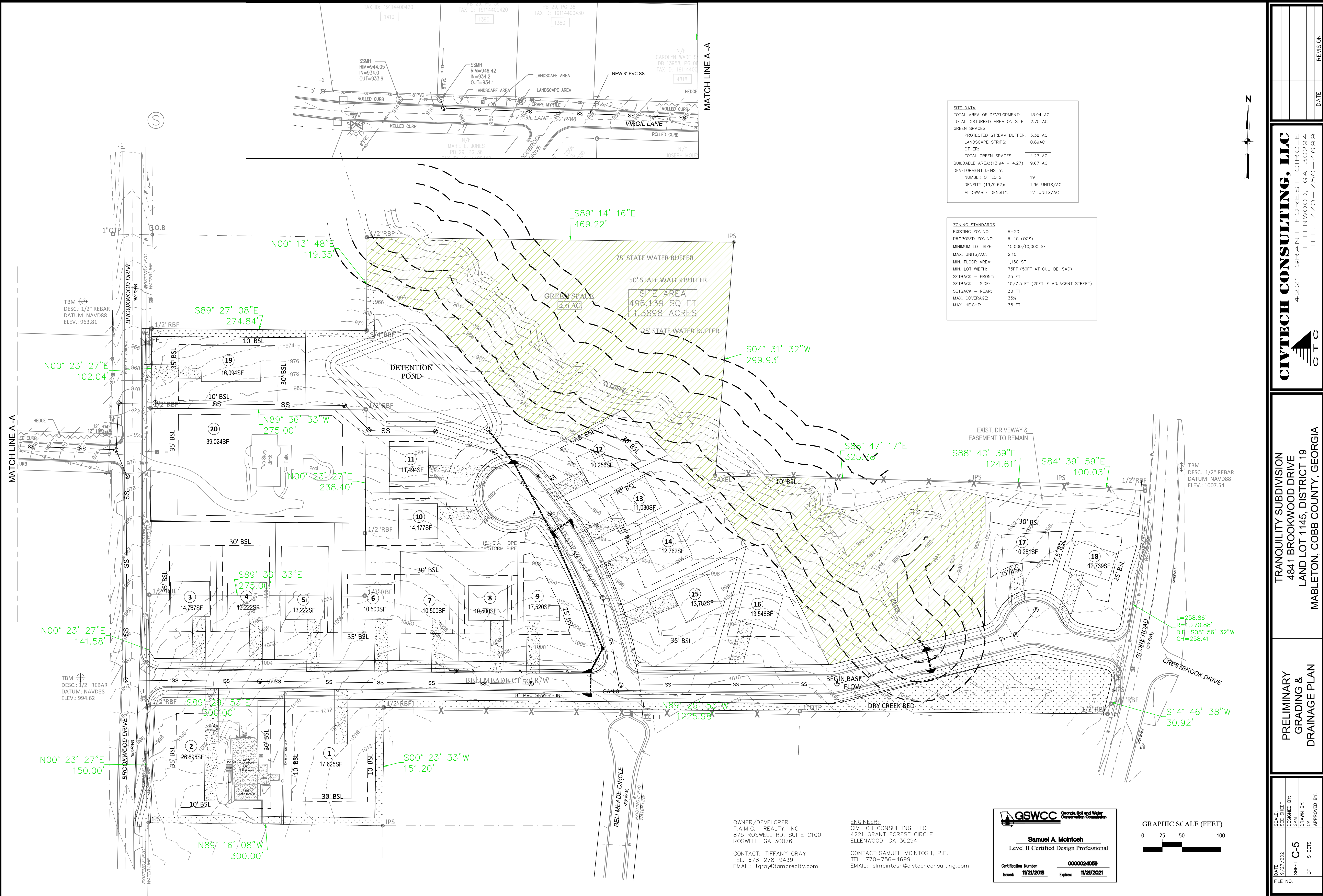




SITE DATA	
TOTAL AREA OF DEVELOPMENT:	13.94 AC
TOTAL DISTURBED AREA ON SITE:	2.75 AC
GREEN SPACES:	
PROTECTED STREAM BUFFER:	3.38 AC
LANDSCAPE STRIPS:	0.89AC
OTHER:	
TOTAL GREEN SPACES:	4.27 AC
BUILDABLE AREA(13.94 - 4.27)	9.67 AC
DEVELOPMENT DENSITY:	
NUMBER OF LOTS:	19
DENSITY (19/9.67):	1.96 UNITS/AC
ALLOWABLE DENSITY:	2.1 UNITS/AC

ZONING STANDARDS	
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-15 (OCS)
MINIMUM LOT SIZE:	15,000/10,000 SF
MAX. UNITS/AC:	2.10
MIN. FLOOR AREA:	1,150 SF
MIN. LOT WIDTH:	75FT (50FT AT CUL-DE-SAC)
SETBACK - FRONT:	35 FT
SETBACK - SIDE:	10/7.5 FT (25FT IF ADJACENT STREET)
SETBACK - REAR:	30 FT
MAX. COVERAGE:	35%
MAX. HEIGHT:	35 FT

DATE	REVISION

CIVITECH CONSULTING, LLC
4221 GRANT FOREST CIRCLE
ELLENWOOD, GA 30294
TEL: 770-756-4699

TRANQUILITY SUBDIVISION
4841 BROOKWOOD DRIVE
LAND LOT 1145, DISTRICT 19
MABLETON, COBB COUNTY, GEORGIA

PRELIMINARY
GRADING &
DRAINAGE PLAN

SCALE:	SEC. SHEET
DATE:	DESIGNED BY:
9/27/2021	SAM
SHEET	DRAWN BY:
C-5	CK
OF	SHEETS
FILE NO.	APPROVED BY:

OWNER/DEVELOPER
T.A.M.G. REALTY, INC
875 ROSWELL RD, SUITE C100
ROSWELL, GA 30076

CONTACT: TIFFANY GRAY
TEL: 678-278-9439
EMAIL: tgray@tamgrealty.com

ENGINEER:
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Georgia Soil and Water Conservation Commission

Samuel A. McIntosh
Level II Certified Design Professional

Certification Number: 0000024059

Issued: 11/21/2018 Expires: 11/21/2021

